



Apt 35 386 Deansgate Quay, Deansgate, Manchester, M3 4LB

We are pleased to have for sale this lower ground floor, one bedroom apartment found in Deansgate Quay. the property comprises of a entrance hallway, storage with access to plumbing for a washing machine, spacious lounge, kitchen with integrated appliances, modern and contemporary bathroom. No chain. Mortgage Buyers Welcome. EWS-1 B1 Rating

Offers Over £135,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring, storage with hot water tank and plumbing for a washing machine

Living Room

15'7" x 10'7"

Spacious lounge with laminate flooring, spot lighting, large double glazed UPVC window, access to kitchen

Kitchen

7'10" x 7'5"

Range of wall and base units with complimentary kitchen worktop, integrated oven hob, extractor fan, spot lighting.

Bedroom

15'1" x 10'0"

Laminate flooring, spot lighting, electrical power sockets, electric heater, double glazed UPVC window.

Bathroom

7'10" x 5'8"

Part tiled bathroom, bath with shower attachment and mixer, fitted mirror, hand wash basin, low level W.C

Externally

Access to property from canal.

Additional Information

Service Charge £1973.44 pa

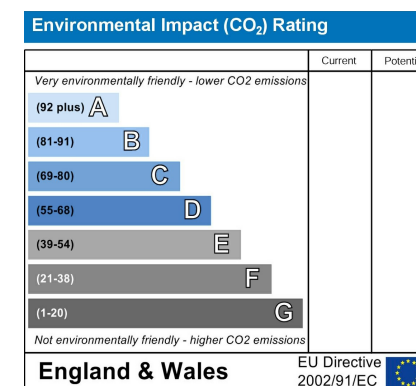
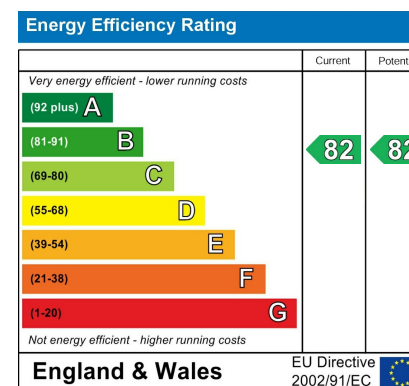
Ground Rent £100 pa
Lease 999 Years from 1998
Epc Rating - B
Council Tax Band - D
Building Managed By Reality

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

